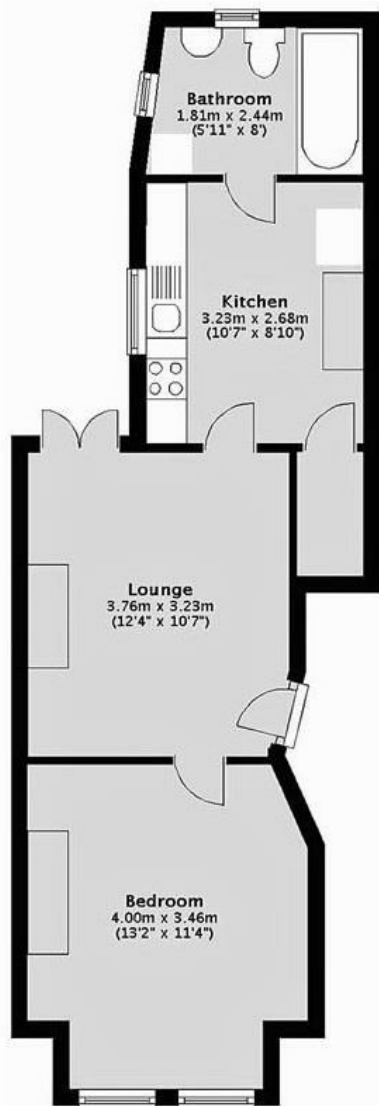


**Devonshire Road  
Colliers Wood, SW19 2EJ**

**Offers In Excess Of £325,000 Leasehold**



**This is a very well presented one bedroom garden flat, located close to Colliers Wood Underground Station (Northern Line) and amenities on Merton High Street. The property comprises of a spacious reception room, with double doors leading on to a private rear garden. There is a good sized double bedroom, a modern fitted kitchen and bathroom. Offered with no onward chain and will benefit from a new lease upon completion.**



- One Bedroom
- Ground Floor Flat
- Private Garden
- Period Conversion
- Close To Transport Links
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 99 Years from 29 September 1981
- Ground Rents (Per Annum) : £20 / Service Charges (Per Annum) : TBC (2023-2024)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

